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**CITY OF SAN DIEGO
M E M O R A N D U M**

DATE: March 16, 2007
TO: Elizabeth Maland, City Clerk
FROM: Gerri Bollenbach, Assistant Engineer
SUBJECT: Approval of the final map "2833 Cadiz Street"

The City Engineer has examined and states that he can make the necessary findings to approve the final map "2833 Cadiz Street". Pursuant to Section 125.0630 M.C., please place the following notice as an information item in the Council Docket for April 9, 2007.

NOTICE of Pending Final Map Approval

Notice is hereby given that the City Engineer has reviewed and will approve on the date of this City Council meeting that certain final map entitled "2833 Cadiz Street" (T.M. No. 153662 PTS No. 88167) located on the south side of Cadiz Street westerly of St. Charles Street in the Midway-Pacific Highway Community Plan area in Council District 2, a copy of which is available for public viewing at the office of the San Diego City Clerk. Specifically, the City Engineer has caused the map to be examined and has made the following findings:

- (1) The map substantially conforms to the approved tentative map, and any approved alterations thereof and any conditions of approval imposed with said tentative map.
- (2) The map complies with the provisions of the Subdivision Map Act and any local ordinances applicable at the time of approval of the tentative map.
- (3) The map is technically correct.

Said map will be finalized and recorded unless a valid appeal is filed. Interested parties will have 10 calendar days from the date of this Council hearing to appeal the above findings of the City Engineer to the City Council. A valid appeal must be filed with the City Clerk no later than 2:00 PM, 10 calendar days from the date of this City Council meeting stating briefly which of the above findings made by the City Engineer was improper or incorrect and the basis for that conclusion. If you have questions about the map approval findings or need additional information about the map or your appeal rights, please feel free to contact Anne Hoppe at (619) 446-5290.

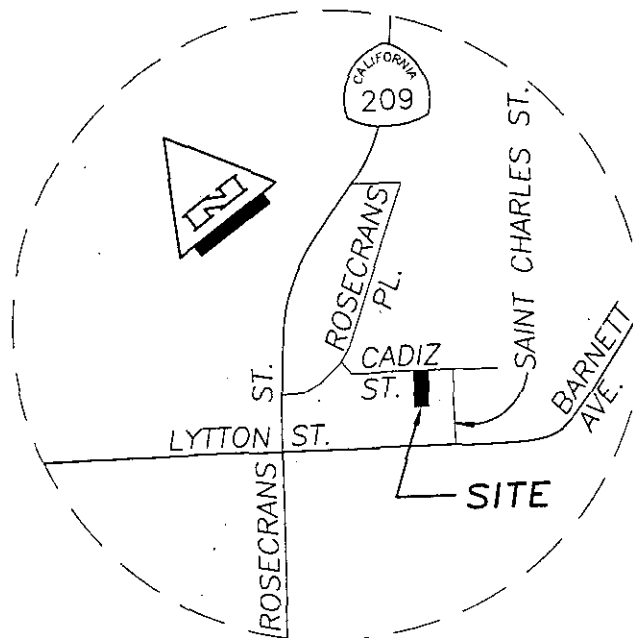
cc: W.O. 425542 PTS 88167

Attachments: Vicinity map, reduced copy of map

000380

2833 CADIZ STREET

FINAL MAP



VICINITY MAP

NO SCALE

MAP NO.

SHEET 1 OF 2 SHEETS

2833 CADIZ STREET

OWNER'S CERTIFICATE:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF OR ARE INTERESTED IN THE LAND EMBRACED WITHIN THE SUBDIVISION TO BE KNOWN AS 2833 CADIZ STREET AND WE HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP, CONSISTING OF 2 SHEETS AND DESCRIBED IN THE CAPTION THEREOF.

IT IS OUR INTENT TO SUBDIVIDE AND LATER CONVEY OUR ENTIRE INTEREST IN THE REAL PROPERTY SHOWN ON THIS MAP WITHIN THE HEAVY BORDER, INCLUDING ANY REVERSION RIGHTS THAT MAY EXIST WITHIN THE ADJOINING PUBLIC RIGHTS-OF-WAY. IT IS NOT OUR INTENT TO ALTER OR SEVER THE LEGITIMATE RIGHTS OF OTHERS WHO MAY HAVE A CLAIM ON THOSE REVERSION RIGHTS THROUGH PRIOR CONVEYANCES.

STRATTON & TYREE PARTNERSHIP, A CALIFORNIA GENERAL PARTNERSHIP NOW KNOWN AS STRATTON AND TYREE, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY.

BY: DWANE STRATTON, MANAGING MEMBER

CALIFORNIA FEDERAL SAVINGS AND LOAN ASSOCIATION, A CORPORATION, AS BENEFICIARY UNDER DEED OF TRUST RECORDED JULY 27, 1988 AS FILE NO. 88-367221, OF OFFICIAL RECORDS.

BY: NAME TITLE

SIGNATURE OMISSION:

THE SIGNATURE OF THE CITY OF SAN DIEGO, OWNER OF AN EASEMENT AND RIGHT OF WAY FOR STREET PURPOSES AND STORM DRAIN AND SEWER AS DEDICATED ON MONTEMAR RIDGE UNIT NO. 1 SUBDIVISION, MAP NO. 2177, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT IT CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY OWNER OF AN EASEMENT FOR THE PURPOSE OF MAINTAINING ALL AIRCRAFT APPROACH PATHS TO LINDBERGH FIELD AS DEDICATED BY DEED RECORDED APRIL 21, 2006 AS DOCUMENT NUMBER 2006-0280279 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

THE SIGNATURE OF COX CABLE SAN DIEGO, INC., OWNER OF AN ACCESS EASEMENT FOR CABLE TV PURPOSES AS DISCLOSED BY DOCUMENT RECORDED MARCH 29, 1988 AS FILE NO. 1988-141905 OF OFFICIAL RECORDS, HAS BEEN OMITTED UNDER THE PROVISIONS OF SECTION 66436, SUBSECTION (a)(3)(A)(i) OF THE SUBDIVISION MAP ACT. THEIR INTEREST IS SUCH THAT THEY CANNOT RIPEN INTO A FEE TITLE AND SAID SIGNATURE IS NOT REQUIRED BY THE GOVERNING BODY.

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED DWANE STRATTON PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT THE PERSONS; OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY MY COMMISSION EXPIRES:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
9665 CHESAPEAKE DRIVE, SUITE 445
SAN DIEGO, CALIFORNIA 92123 (858)-565-8362

BEING A SUBDIVISION OF LOT 12, IN BLOCK 20 OF MONTEMAR RIDGE UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 2177, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 30, 1930, TOGETHER WITH THAT PORTION OF CADIZ STREET AS DEDICATED TO PUBLIC USE.

SUBDIVISION GUARANTEE BY: CHICAGO TITLE COMPANY.
ORDER NO. 43050969-U52

THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 1350 ET. SEQ. OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. THE PLANNING COMMISSION RESOLUTION 3672-PC. DATED FEBRUARY 24, 2005 APPROVES TEN (10) RESIDENTIAL CONDOMINIUMS.

STATE OF CALIFORNIA) S.S.
COUNTY OF SAN DIEGO)

ON 2007 BEFORE ME, A NOTARY PUBLIC, PERSONALLY APPEARED AND PERSONALLY KNOWN TO ME (OR PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE) TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT (HE/SHE/HEY) EXECUTED THE SAME IN (HIS/HER/THEIR AUTHORIZED CAPACITY(IES), AND THAT BY HIS/HER/THEIR SIGNATURE(S) ON THE INSTRUMENT THE PERSON(S), OR THE ENTITY UPON BEHALF OF WHICH THE PERSON(S) ACTED, EXECUTED THE INSTRUMENT.

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE.

PRINT NAME: MY PRINCIPAL PLACE OF BUSINESS IS IN SAN DIEGO COUNTY MY COMMISSION EXPIRES:

CITY CLERK'S CERTIFICATE:

I, CITY CLERK OF THE CITY OF SAN DIEGO, CALIFORNIA HEREBY CERTIFY THAT THE CITY ENGINEER HAS APPROVED THIS SUBDIVISION MAP. I ALSO CERTIFY THAT PROPER PUBLIC NOTICE HAS BEEN GIVEN OF THAT APPROVAL ON AND THAT THE LEGAL APPEAL PERIOD HAS EXPIRED.

IN WITNESS WHEREOF THESE PRESENTS, I HEREBY EXECUTE AND ATTEST BY SEAL THIS DAY OF 2007.

ELIZABETH WALAND
CITY CLERK

BY: DEPUTY

SURVEYOR'S CERTIFICATE

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCE AT THE REQUEST OF DWANE STRATTON IN FEBRUARY, 2005, AND I CERTIFY THAT SAID SURVEY IS TRUE AND COMPLETE AS SHOWN AND THAT ALL MONUMENTS FOUND, TOGETHER WITH THOSE SET, ARE OF CHARACTER INDICATED AND OCCUPY THE POSITIONS SHOWN THEREON AND ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED (SEE LEGEND ON SHEET NO. 2)

I HEREBY STATE THAT THIS SUBDIVISION MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY.

ROBERT J. BATEMAN, L.S. 7046
LICENSE EXPIRES DECEMBER 31, 2008.

DATE



CITY ENGINEER'S STATEMENT:

I HEREBY STATE THAT THIS MAP WAS EXAMINED BY ME OR UNDER MY DIRECT SUPERVISION; THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, IF ANY, AND ANY APPROVED ALTERATIONS THEREOF; THAT IT COMPLIES WITH THE SUBDIVISION MAP ACT AND ANY LOCAL ORDINANCES APPLICABLE AT THE TIME OF APPROVAL OF THE TENTATIVE MAP AND THAT IT IS TECHNICALLY CORRECT.

I ALSO CERTIFY THAT THERE ARE NO UNPAID BONDS ISSUED UNDER THE STREET IMPROVEMENT ACTS OF THE STATE OF CALIFORNIA AGAINST THIS SUBDIVISION.

HOSSEIN RUHL, CITY ENGINEER

BY: LEROY C. HENNES, DEPUTY
L.S. 4804

DATE:

CLERK OF THE BOARD OF SUPERVISORS STATEMENT:

I, THOMAS J. PASTUSZKA, CLERK OF THE BOARD OF SUPERVISORS, HEREBY STATE THAT THE PROVISIONS OF THE SUBDIVISION MAP ACT (DIVISION 2 OF TITLE 7 OF THE GOVERNMENT CODE) REGARDING (a) DEPOSITS FOR TAXES AND (b) CERTIFICATION OF THE ABSENCE OF LIENS FOR UNPAID STATE, COUNTY, MUNICIPAL OR LOCAL TAXES OR SPECIAL ASSESSMENTS COLLECTED AS TAXES EXCEPT THOSE NOT YET PAYABLE, HAVE BEEN COMPLIED WITH.

THOMAS J. PASTUSZKA
CLERK OF THE BOARD OF SUPERVISORS

DATE: BY: DEPUTY

RECORDER'S CERTIFICATE:

FILE NO.

I, GREGORY J. SMITH, COUNTY RECORDER OF THE COUNTY OF SAN DIEGO CALIFORNIA, HEREBY CERTIFY THAT I HAVE ACCEPTED FOR RECORDATION THIS MAP FILED AT THE REQUEST OF ROBERT J. BATEMAN THIS DAY OF 2007, AT O'CLOCK M.

GREGORY J. SMITH
COUNTY RECORDER
FEE: \$10.00

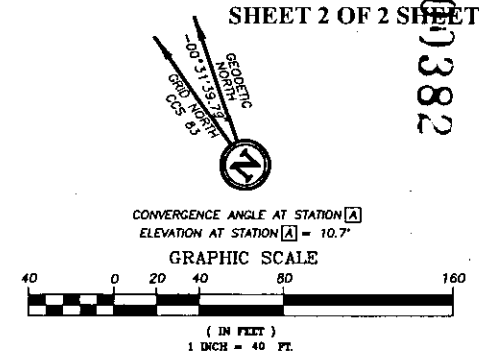
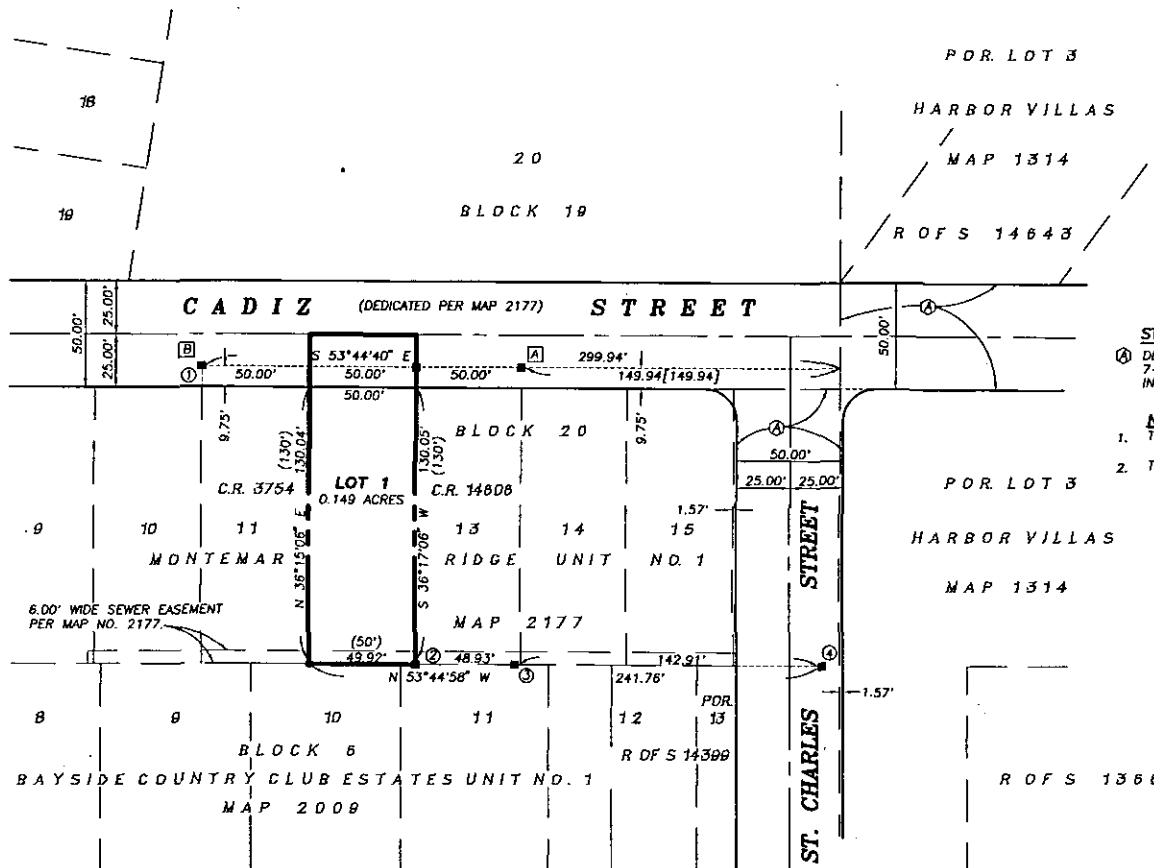
BY: DEPUTY COUNTY RECORDER

MAP NO.

2833 CADIZ STREET

SHEET 2 OF 2 SHEETS

000382



BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM, ZONE 6, EPOCH 1991.35 AND IS DETERMINED BY GPS MEASUREMENTS TAKEN ON JUNE 23, 2005 AT POINTS [A] AND [B] AS SHOWN HEREON. THE POINTS WERE ADJUSTED TO GPS STATION 931 AND GPS STATION 946 PER RECORD OF SURVEY 14492. [A] TO [B] = S 53°44'40\" E

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM

THE COMBINED SCALE FACTOR AT STATION [A] IS 1.00001160 GRID DISTANCE = GROUND DISTANCE X COMBINED SCALE FACTOR.

LEGEND:

- INDICATES FOUND LEAD AND DISC STAMPED "L.S. 3168" PER C.R. 14606. EXCEPT AS NOTED.
- INDICATES FOUND 3/4" IRON PIPE AND DISC STAMPED "L.S. 4068" PER C.R. 3754, EXCEPT AS NOTED.
- () INDICATES RECORD INFORMATION PER MAP NO. 2177.
- [] INDICATES RECORD INFORMATION PER R. OF S. 14643.
- INDICATES MAP BOUNDARY.
- [A] = NORTHING - 1851849.07 EASTING - 6266379.81
- [B] = NORTHING - 1851937.78 EASTING - 6266258.85

MONUMENT LEGEND:

- ① INDICATES FOUND LEAD AND DISC STAMPED "L.S. 4068" PER C.R. 3754.
- ② INDICATES FOUND LEAD AND DISC STAMPED "L.S. 4068" IN TOP OF WALL PER C.R. 4084 AND 14606.
- ③ INDICATES FOUND NAIL AND DISC STAMPED "L.S. 3168" IN TOP OF WALL PER C.R. 14606.
- ④ INDICATES FOUND LEAD AND DISC STAMPED "L.S. 2201" PER R. OF S. 14399. USED FOR LINE ONLY.

MONUMENT NOTE:

THE NORTHWESTERLY LOT CORNER SET ALONG THE SIDELINE OF CADIZ STREET IS MONUMENTED BY A DISC STAMPED "L.S. 7046". SET ALONG THE EXTENSION OF THE LOT LINE, AT AN OFFSET OF 9.75 FEET IN THE CONCRETE CURB; MEASURED AT RIGHT ANGLES TO THE RIGHT OF WAY LINE.

STREET DEDICATION:

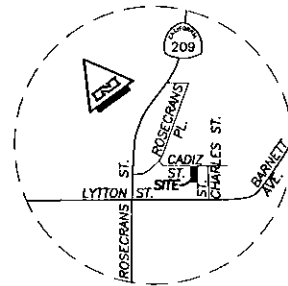
- ④ DEDICATED PER DEED RECORDED 7-24-47 AS DOC. NO. 77318 IN BOOK 2457, PAGE 318 OF O.R.

NOTES:

- 1. TOTAL AREA OF MAP IS 0.178 ACRE
- 2. TOTAL NUMBER OF LOTS = 1

EASEMENT NOTES:

- 1. AN ACCESS EASEMENT FOR CABLE TV PURPOSES GRANTED TO COX CABLE SAN DIEGO, INC., RECORDED MARCH 29, 1988 AS FILE NO. 1988-367221 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- 2. AN AVIGATION EASEMENT FOR THE PURPOSE OF MAINTAINING ALL AIRCRAFT APPROACH PATHS TO LINDBERGH FIELD, ON, UPON, OVER, ACROSS, ABOVE THE SUBJECT PROPERTY AND TO ALL THE AIRSPACE ABOVE THE SUBJECT PROPERTY. GRANTED TO THE SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY. RECORDED APRIL 21, 2006 AS DOCUMENT NUMBER 2006-0280279 OF OFFICIAL RECORDS.



VICINITY MAP
NO SCALE